

## Landscape Inspection Process

### 1. Letter to Builders:

Since July 1, 2021, the City of South Jordan has no longer accepted deferral agreements (bonds) for landscaping of new single-family or twin home residential housing units under construction. City ordinance states that, "all required landscaping in yard areas and open spaces shall be installed prior to occupancy." Building permit applicants must make all due diligence to landscape per City ordinance before requesting a final inspection. If landscaping is not installed at the time of final inspection for a new dwelling unit, depending on the unit type, one of the processes below will be followed by City staff.

### 2. Single Family Residential Instructions for City Staff:

- a. Set up landscape inspection at final and assign the inspection to Planning Permit Technician.
  - i. If the first landscape inspection falls between April 1 and September 30 and it fails, instead of posting a bond, the Inspection Schedule Coordinator will set up another inspection for 3 months out and again assign the inspection to the Planning Permit Technician.
  - ii. If the first landscape inspection falls between October 1 and March 31 and it fails, instead of posting a bond, the Inspection Schedule Coordinator will set up another inspection for the following May, and again assign the inspection to the Planning Permit Technician.
- b. **If the second inspection fails, a notice will be left with homeowner stating landscape needs to be completed and a code enforcement case will be started.**

### 3. Multi-family Residential Instructions for City Staff (Includes: all attached housing, ie. Apartments, Condominiums, Townhomes. (Paired, Twin or Duplex Homes will be considered Single Family):

- a. Set up landscaping inspection at final and assign the inspection to the Planning reviewer that reviewed the project.
  - i. If the first landscape inspection falls between May 1 and September 30 and it fails, regardless of the reason, no certificate of occupancy will be issued until the required landscape is complete and passes inspection.

*(over)*

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- (1) Builder requests subsequent landscape inspections from Building Department. Once the assigned planner approves the landscaping, the Building Department may issue the certificate of occupancy.
- ii. If the first landscape inspection falls between October 1 and April 30 and it fails because of weather or other approved circumstances, the planner will through the City Online Portal:
- (1) Upload a builder provided written cost estimate to complete the approved landscaping plans.
  - (2) Add a landscape bond activity.
  - (3) Adjust fee to reflect the landscape cost estimate.
  - (4) Building Department may issue certificate of occupancy once builder pays bond fee in the City Online Portal.
  - (5) Builder requests landscape inspection from Building Department. Once the assigned planner approves the landscaping, Building Department may release the landscape bond to the builder.